036.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,300 / 666,300
					USE VALUE:	666,300 / 666,300
					ASSESSED:	666,300 / 666,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANELLE PAULINE F
Owner 2:	PERNO JANET T
Owner 3:	
Street 1:	105 NORTH UNION STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1670 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6058.000	281,200		385,100	666,300
Total Card	0.139	281,200		385,100	666,300
Total Parcel	0.139	281,200		385,100	666,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.89 | /Parcel: 398.89

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 24789

GIS Ref

GIS Ref

Insp Date 12/06/18

!2924!

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,200	0	6,058.	385,100	666,300		Year end	12/23/2021
2021	101	FV	271,900	0	6,058.	385,100	657,000		Year End Roll	12/10/2020
2020	101	FV	272,000	0	6,058.	385,100	657,100	657,100	Year End Roll	12/18/2019
2019	101	FV	220,500	0	6,058.	349,000	569,500	569,500	Year End Roll	1/3/2019
2018	101	FV	220,500	0	6,058.	331,000	551,500	551,500	Year End Roll	12/20/2017
2017	101	FV	220,500	0	6,058.	288,800	509,300	509,300	Year End Roll	1/3/2017
2016	101	FV	220,500	0	6,058.	246,700	467,200	467,200	Year End	1/4/2016
2015	101	FV	207,100	0	6,058.	228,700	435,800	435,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:16:27

LAST REV

Date	Time
05/14/19	14:21:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2924

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TREAT LISA /ETA	28639-297		5/29/1998		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	24789
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2013	1648	Heat App	9,000	C				
6/18/2001	415	Wood-Sto	1,500	C				
4/25/2001	225	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/31/2014	Info Fm Prmt	EMK	Ellen K
4/11/2009	Meas/Inspect	197	PATRIOT
2/29/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6058		Sq. Ft.	Site		0	64.	0.99	3									385,114						385,100	

Total AC/HA:	0.13907	Total SF/SM:	6058	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,114	Spl Credit		Total:	385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	146.985
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345497
Depreciation:	64262
Depreciated Total:	281234

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

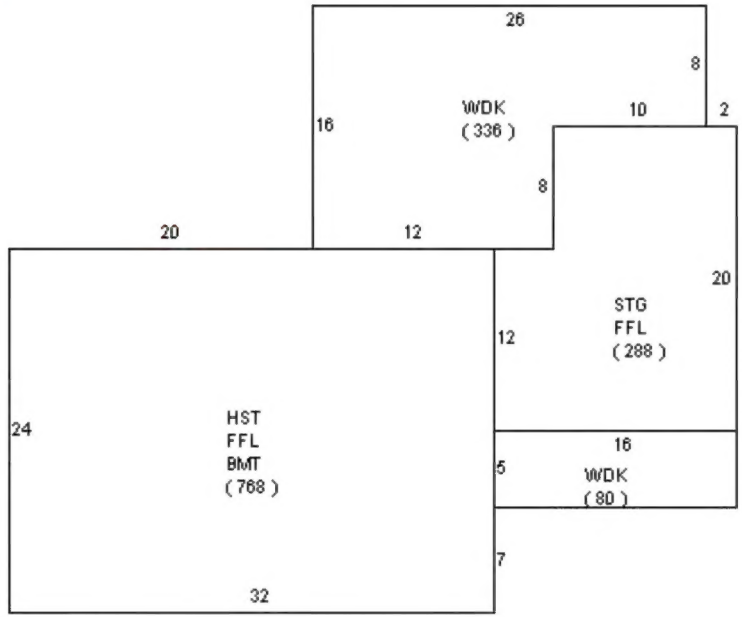
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.99
Special Features:	0	Val/Su Net:	96.57
Final Total:	281200	Val/Su SzAd	195.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,056	146.990	155,216
BMT	Basement	768	52.690	40,469
WDK	Deck	416	8.320	3,460
HST	Half Story	384	146.990	56,442
STG	Storage	288	6.630	1,908

Net Sketched Area:	2,912			Total:	257,495
Size Ad	1440	Gross Area	3296	FinArea	1670

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	